

FAY PLACE AND LOT 8 HERON SUBDIVISION, RESUBDIVISION OF LOT 3

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 1.0 acre \pm , 1 lot subdivision which is located on East side of Doyle Street, 715' \pm South of Dauphin Island Parkway extending East to Egret Crossing and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine two legal lots into one lot. The applicant intends to expand an existing single-family dwelling across the existing lot line.

The site fronts onto Doyle Street and Egret Crossing, both minor streets with adequate right-of-ways.

Access management is a concern due to the site abutting two streets. The proposed lot should be limited to one (1) curb-cut onto Doyle Street, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform with AASHTO standards. Access to Egret Crossing should be denied.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved. The setback line should be depicted from both street frontages.

The applicant proposes to relocate an existing drainage and utility easement to the Northeastern property line of the proposed lot. The relocation process must be completed prior to the signing of the final plat, with the approval of all appropriate entities.

It appears that a portion of the site may be within the floodplain for Dog River. The potential presence of floodplains indicate that the area may be environmentally sensitive; therefore, the

approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The site includes out buildings not shown on the submitted plat. One of the existing buildings may be within the existing drainage/utility easement on the site (which the applicant proposes to move).

The preliminary plat does not have the lot size labeled. The plat should be revised to include the size of the lot in square feet on the final plat.

Finally, it appears that a fence has been erected on the site without appropriate permits, and that trees have been removed from the site, again without appropriate permits.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one (1) curb-cut onto Doyle Street and denied access to Egret Crossing, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) depiction and labeling of the 25-foot minimum building setback line from all street frontages;
- 3) approval of all appropriate entities regarding the relocation of the drainage and utility easement, and completion thereof, prior to the signing of the final plat;
- 4) approval of all applicable federal, state and local agencies regarding floodplain issues prior to the issuance of any permits or land disturbance activities;
- 5) the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;
- 6) compliance with Engineering comments (*Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit.*); and
- 7) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



APPLICATION NUMBER 2 DATE March 3, 2011

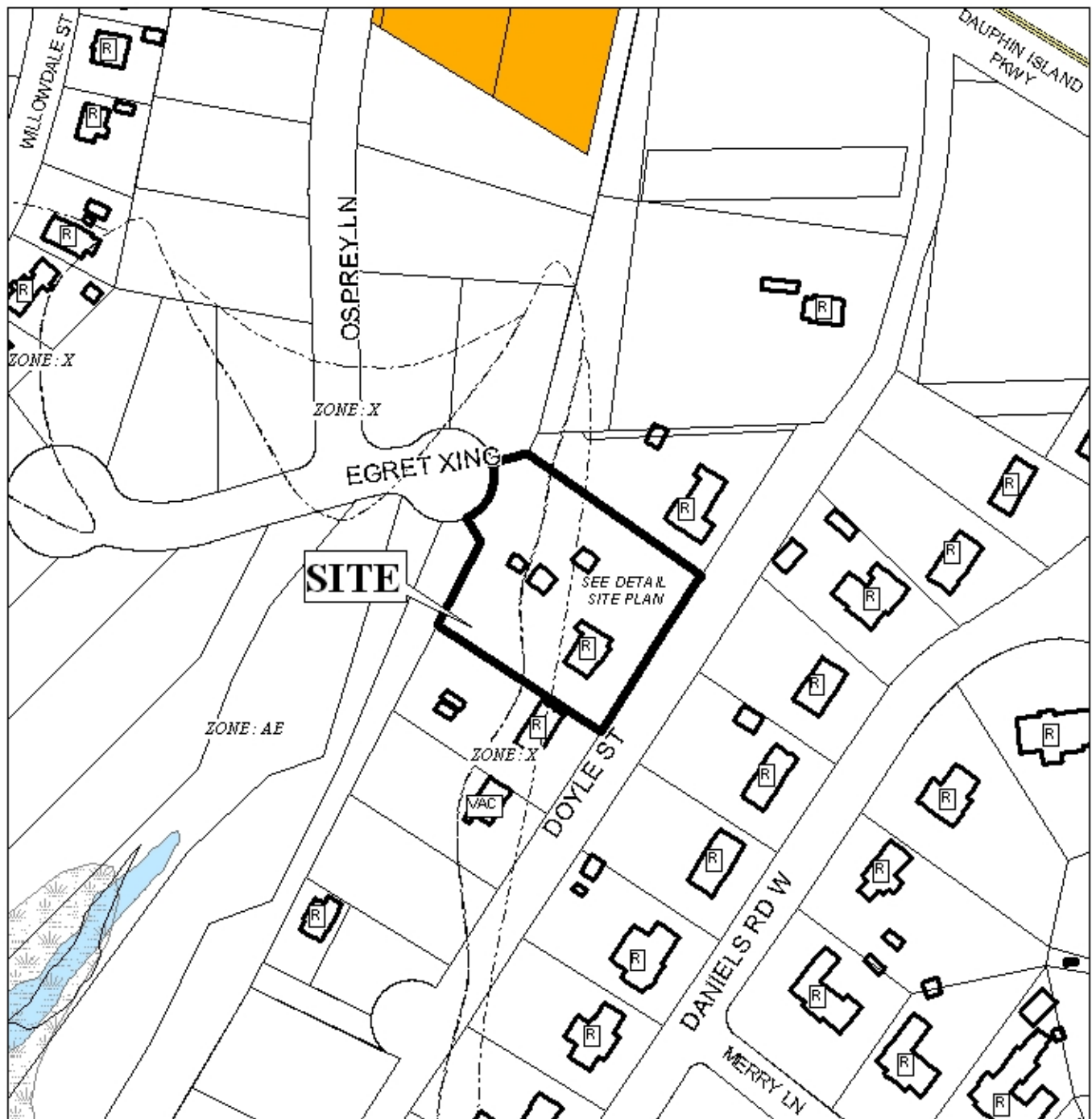
APPLICANT Fay Place and Lot 8 Heron Subdivision, Resubdivision of Lot 3

REQUEST Subdivision









NTS

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LEGEND

														
R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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RESUBDIVISION OF LOT 3**

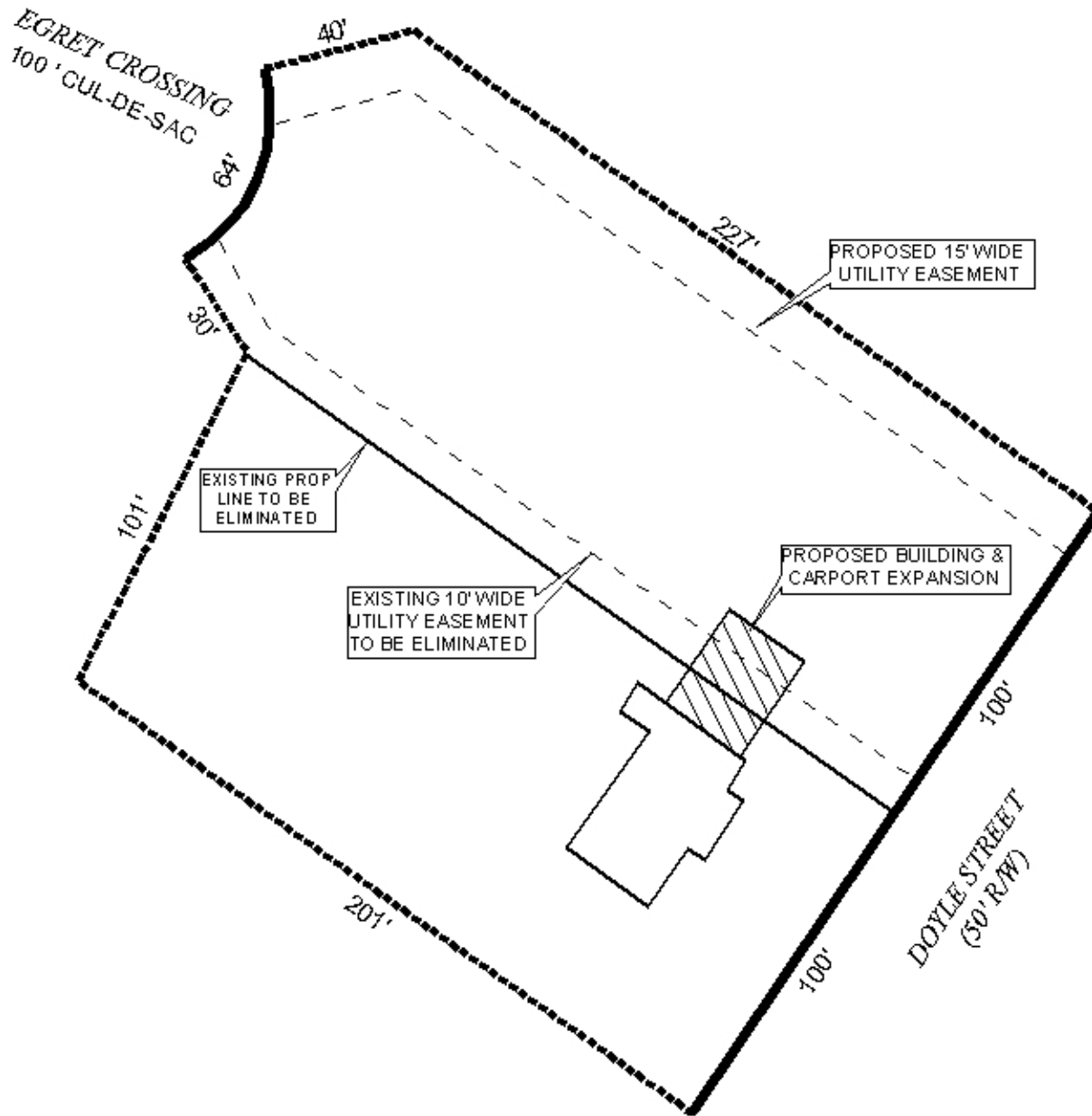


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DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE March 3, 2011

APPLICANT Fay Place and Lot 8 Heron Subdivision, Resubdivision of Lot 3

REQUEST Subdivision



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